

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, July 18, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Tom Smith, Andre Maue, David Schmitz and Chris Woodard.

City Staff Present: Kevin Todd, Senior Planner; Amanda Rubadue, Associate Planner; Daine Crabtree, Associate Planner; Matt Pleasant, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: July 5, 2016, Meeting Minutes

Motion: Approve the July 5, 2016, minutes.

Motion: Woodard; Second: Horkay; Vote: Approved 8-0.

Todd reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

Case No. 1607-DDP-23

Description: Primrose School
14711 North Gray Road
BD Schools Real Estate, LLC by Ice Miller LLP requests approval of a Detailed Development Plan for an expansion of the existing building on 1.63 acres +/- in the Bridgewater Club Planned Unit Development (PUD) District.

Crabtree presented an overview of the detailed development plan, as outlined in the Department report.

Motion: Approve 1607-DDP-23 with the condition that the property owner shall, prior to the issuance of an improvement location permit for the property, either: (i) provide the Department with a copy of a shared parking agreement with the adjoining property owner; or (ii) provide documentation and guarantees, as approved by the City, that alternative parking accommodations are being facilitated for the propose expansion.

Motion: Schmitz; Second; Day; Vote: 8-0.

Case No. 1607-DDP-24

Description: Freddy's Frozen Custard
2740 East 146th Street
ICT, LLC requests approval of a Detailed Development Plan for renovations to an existing building on a 0.87 acre +/- outlot within Cool Creek Village in the SB-PD: Special Business / Planned Development District.

Pleasant gave a brief overview of the detailed development plan, as outlined in the Department report.

Motion: Approve 1607-DDP-24 with the condition that the final landscape plan shall be submitted for review and approval by the Department prior to the issuance of a demolition or improvement location permit.

Motion: T. Smith; Second: Woodard; Vote: 8-0.

Case No. 1607-DDP-26

Description: Crew Carwash Canopy
14837 Thatcher Lane
Crew Carwash by Hamilton Designs, LLC requests approval of a Detailed Development Plan for a detached canopy structure on 1.22 acres +/- in the SB-PD: Special Business / Planned Development District.

Rubadue presented an overview of the detailed development plan, as outlined in the Department report.

Motion: Approve 1607-DDP-26.

Motion: Maue; Second: Horkay; Vote: 8-0.

PUBLIC HEARINGS

Case No. 1606-PUD-08 [PUBLIC HEARING]

Description: Bridgewater PUD District Amendment (Radrick Professional Building)
Northwest Corner of Gray Road and Radrick Drive
Justin Gilmore by R.E. Thomason & Associates requests an amendment for Parcel M3 of the Bridgewater Planned Unit Development (PUD) District.

Case No. 1604-DDP-13 [PUBLIC HEARING]

Description: Radrick Professional Building
Northwest Corner of Gray Road and Radrick Drive
Justin Gilmore by R.E. Thomason & Associates requests Detailed Development Plan approval of a 10,000 sq. ft. +/- office building on 1.47 acres +/- in the Bridgewater Planned Unit Development (PUD) District.

Todd presented an overview of the proposed amendment ordinance and associated detailed development plan, as outlined in the Department report, and the Department's recommendation to hold a combined public hearing for petitions 1606-PUD-08 and 1604-DDP-13.

Richard Thomason, R.E. Thomason & Associates, on behalf of the petitioner, gave a brief presentation.

Public Hearing opened at 7:17 p.m.

No public comment.

Public Hearing closed at: 7:18 p.m.

No action is required at this time.

CONTINUED ITEMS

Case No. 1607-PUD-10 [CONTINUED]

Description: Big Hoffa's Restaurant PUD District
Northeast Corner of East Street and State Road 32
Big Hoffa's Restaurant by EdgeRock Development, LLC requests a change of zoning of 2.66 acres +/- from the SF3: Single-Family Medium Density District to the Big Hoffa's Restaurant Planned Unit Development (PUD) District.

Case No. 1607-PUD-09 [CONTINUED]

Description: Liberty Ridge PUD District
South side of 151st Street; East of Towne Road
CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger requests a change of zoning of 59.95 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Liberty Ridge Planned Unit Development (PUD) District.

Case No. 1607-ODP-09 and 1607-SPP-08 [CONTINUED]

Description: Liberty Ridge
South side of 151st Street; East of Towne Road
CalAtlantic Homes of Indiana, Inc. by Weihe Engineers, Inc. requests approval of an Overall Development Plan and a Primary Plat for 123 single-family residential lots on 59.95 acres +/- in the proposed Liberty Ridge Planned Unit Development (PUD) District.

Case No. 1607-DDP-25 [CONTINUED]

Description: J.C. Hart Harmony
Harmony Mixed Use District, Lot 3
J.C. Hart Company, Inc. by Nelson & Frankenberger requests approval of a Detailed Development Plan for 257 Multi-family Dwellings on 11.89 acres +/- on Lot 3 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

Case No. 1607-DDP-23 [CONTINUED]

Description: 4535 E 169th Street

Omar Usmani requests approval of a Detailed Development Plan for a parking lot addition and perimeter landscaping on 2.17 acres +/- in the SF3: Single-Family Medium Density District.

Case No. 1606-PUD-07 [CONTINUED]

Description: Harmony PUD District Amendment (Commercial Area)

Northwest Corner of 146th Street and Ditch Road

TMC Developers, LLC by Nelson & Frankenberger requests an amendment to the Mixed-Use District (Commercial Area) of the Harmony Planned Unit Development (PUD) District.

Case No. 1606-DDP-20 [CONTINUED]

Description: CVS, Harmony

Northwest Corner of 146th Street and Ditch Road

TMC Developers, LLC by Nelson & Frankenberger requests approval of a Detailed Development Plan for a 12,900 sq. ft. +/- building on 1.96 acres +/- on Lot 1 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

Case No. 1602-CPA-01 [CONTINUED]

Description: The Conservancy Addendum

The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]

Description: The Trails

East of Oak Ridge Road, South of SR32

Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District

Case No. 1512-PUD-27 [CONTINUED]

Description: Bridgewater PUD Amendment – Bridgewater Marketplace

Northwest Corner of 146th Street and Gray Road

KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

Motion: Adjourn meeting.

Woodard; Maue seconded. Vote: 8-0.

The meeting adjourned at 7:22 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary